



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov
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TECHNICAL STAFF REPORT

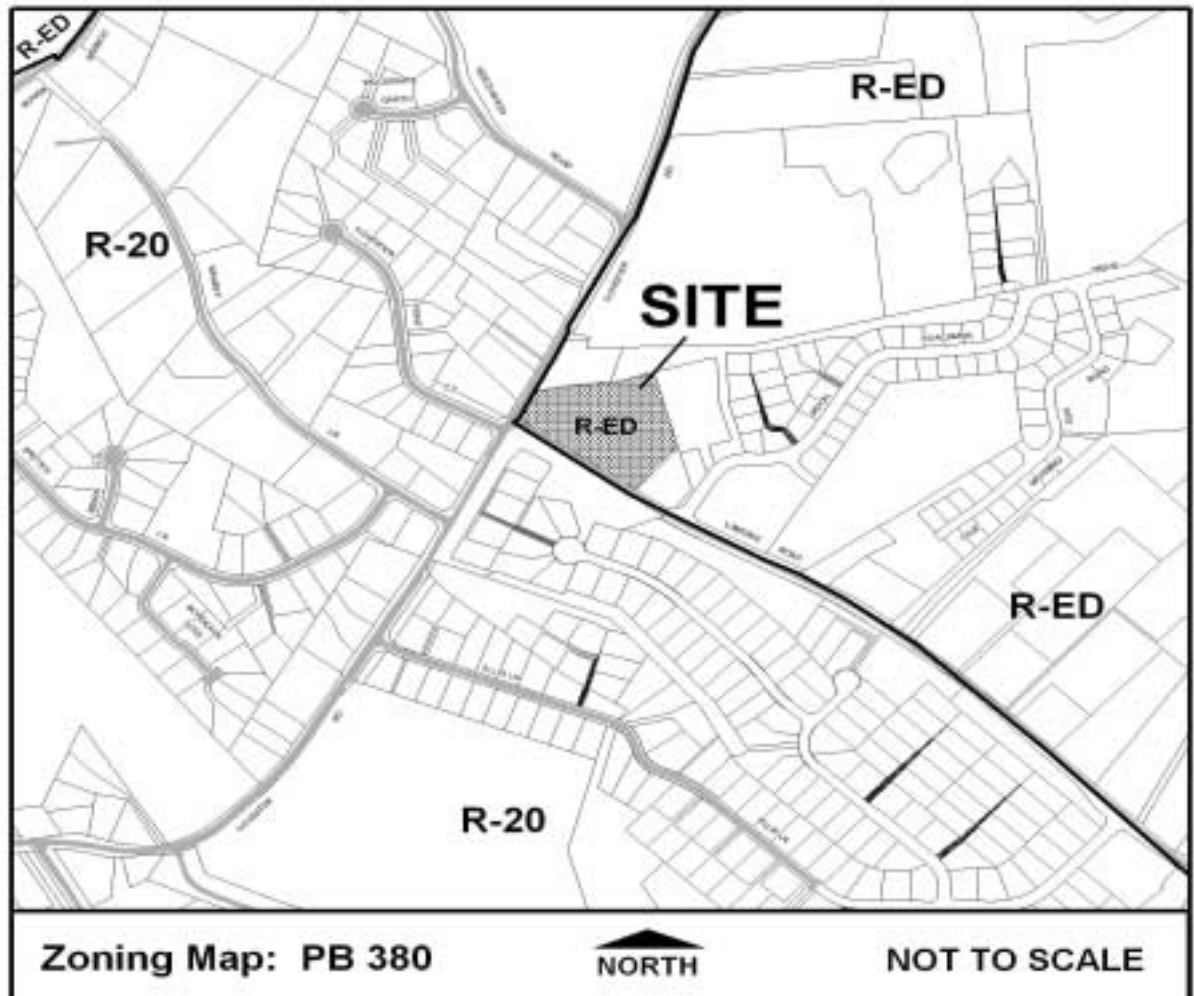
Planning Board Hearing of September 6, 2007 at 7:00 pm

Case No./Petitioner: PB 380 – Cascade Walther, LLC

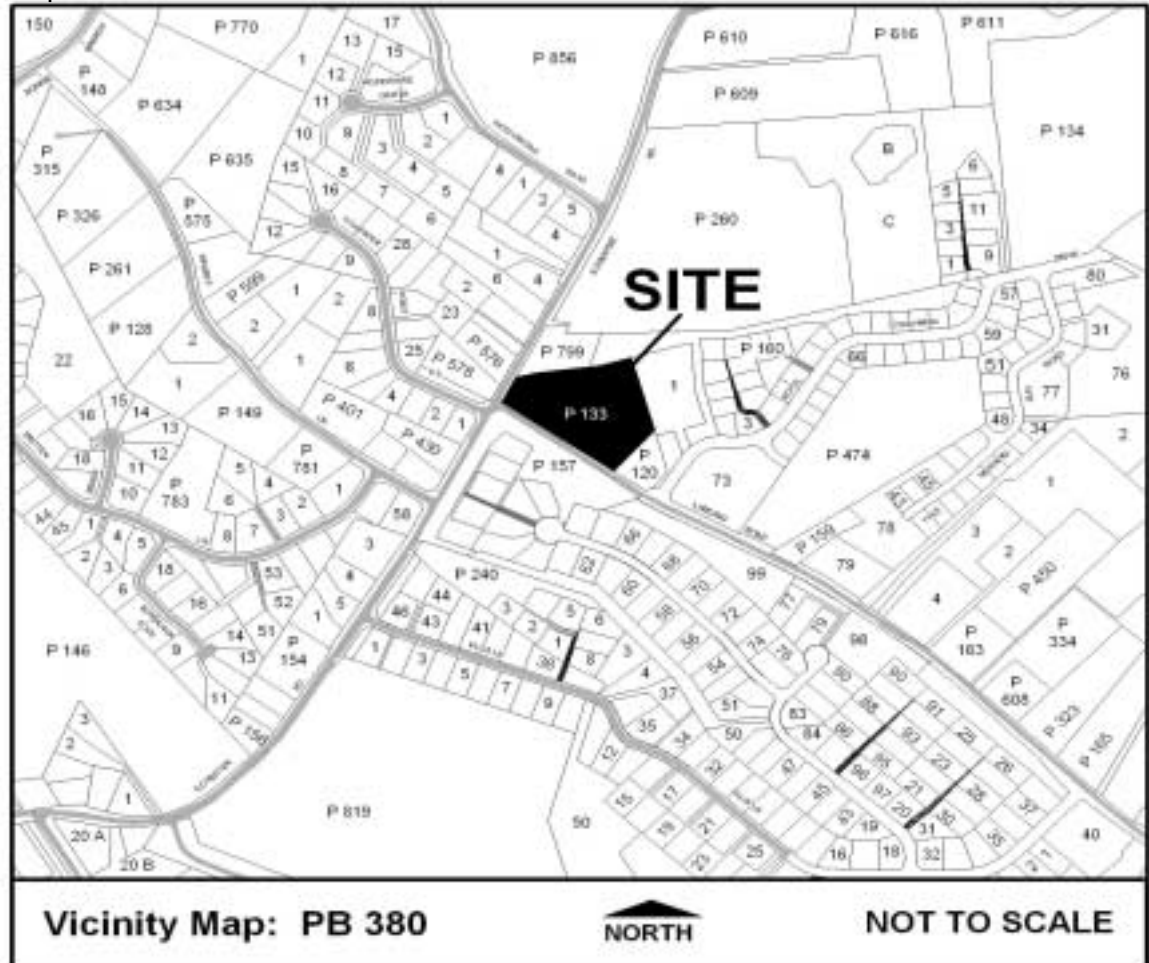
Subject: PB 380 (Weller Property/SP-06-12)

Request: For Planning Board approval of a preliminary equivalent sketch plan (SP-06-12) for seven (7) single family detached (SFD) lots and two (2) open space lots in a R-ED (Residential: Environmental Development) zoning district in accordance with Section 107.E of the Zoning Regulations.

Location: The subject site is located on the northeast corner of Ilchester and Landing Roads in the First Election District of Howard County, Maryland, containing approximately 4.05 acres of land identified as Tax Map Parcel 133 on Tax Map 31. It is located within the Metropolitan District also.



Vicinal Properties: The subject site is bounded on the north by Tax Map Parcel 799, zoned R-ED and improved with a SFD unit and Cascade Overlook, Section 1, Open Space Lot 75, zoned R-ED, unimproved with a retention forest conservation easement located on it; on the east by Cascade Overlook, Section 1, Lot 1, zoned R-ED, improved with a SFD unit and Tax Map Parcel 120, zoned R-ED, improved with a SFD unit; on the south side by Landing Road, a public road; and on the west by Ilchester Road, a public road.



General Comments:

- A. The subject site was properly posted with two (2) official Planning Board Hearing notices.
- B. Evidence of legal advertisement of the hearing notice has been submitted by the Petitioner.
- C. This project is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations, the Zoning Regulations, the Adequate Public Facilities Ordinance, the Forest Conservation Manual and the Landscape Manual.

D. Site and Density Information

Gross project acreages	4.05± acres
Area of 100 year floodplain.....	0
Area of steep slopes outside of a floodplain.....	0
Net project acreage.....	4.05± acres
Max. density permitted at 2 dwelling units/buildable lots per net acre.....	8 dwelling units
Total number of dwelling units/buildable lots proposed	6 SFD units proposed, 1 existing SFD unit to remain on 7 buildable lots
Proposed dwelling unit density per net acre.....	1.728 units
Proposed acreage of the 7 buildable lots	1.26± acres
Proposed public road R/W widening dedication acreage.....	0.74± acres
Min. area of open space required at 50% of gross acreage	2.025± acres
Total acreage (percentage) of proposed open space	2.05± acres (50.6%)
Non-credited open spaces proposed	0
Credited open space acreage (percentage) proposed.....	2.05± acres (50.6%)
Number of proposed open space lots	2
Recreational is open space not required for projects with less than 11 dwelling units	

- E. The subject site is improved with a SFD unit that is proposed to remain on proposed Lot 7. An unnamed intermittent stream is located on adjacent Tax Map Parcel 120 and Cascade Overlook, Section 1, Lot 1, and contacts the east corner of the subject site, and a 50 foot stream buffer is referenced from this stream onto the eastern area of the site on proposed Open Space Lot 8. There is a wetland and a springhead located on the eastern area of the site with a 25 foot wetland buffer referenced from the wetland and a 50 foot stream buffer referenced from the springhead on proposed Open Space Lot 8.

With the exception of an open lawn area around the existing SFD unit, its driveway and a driveway along the north area that was used by other properties in the past, that is now to be removed, the site is predominately forested.

- F. This project consists of 7 proposed SFD lots on 1.26± acres and 2 proposed open space lots, to be dedicated to a homeowners association (HOA), on 2.05± acres.
1. The proposed SFD lots are located in the center of the site from Landing Road to the north parcel line.
 2. The proposed open space is located on the west area of the site in Open Space Lot 9 and on the east area of the site in Open Space Lot 8. Open Space Lot 9 is predominately forested with most of the forest on it to be retained within proposed forest conservation easement (FCE) #2, which will also contain a small area of reforestation planting. Open Space Lot 8 is predominately forested with the forest not to be removed being retained along its east area within proposed FCE #1, which will also contain a small area of reforestation planting. The onsite wetlands, 25 foot wetland buffer, a springhead, 50 foot stream buffer and a proposed stormwater management facility (SWMF) will also be located on Open Space Lot 8.
 3. Vehicular access to the site and its lots will be provided by one proposed public access place that will extend from Landing Road northward to a central area of the site where it will terminate in a tee-turnaround.

- G. This project is exempt from the Adequate Public Facilities Ordinance Roads Test because this site is located more than 1-1/2 miles from the nearest intersection of two (2) major collector roadways. This project is located in the Rockburn Elementary School District, within the Northeast School Region, within the Elkridge Planning Area. Tentative housing unit allocations were not available at the time this report was prepared. This project will comply with the requirements of the Howard County Forest Conservation Manual. The Petitioner has submitted a forest stand delineation, preliminary forest conservation plan and worksheet for this project. As proposed, this project will meet its forest conservation obligation by retaining 0.94 acres of forest onsite, providing 0.06 acres of reforestation planting onsite and making a fee-in-lieu payment of \$8,167.50 for the remaining 0.25 acre of reforestation obligation.
- H. A preliminary landscape plan has been submitted as a part of this plan, SP-06-12. The final landscape plan(s) will be submitted with the final subdivision plan and/or site development plan(s) and will comply with the requirements of the Howard County Landscape Manual.
- I. Approximately 142 feet of the west side of the site fronts on Ilchester Road and approximately 485 feet of the south side of the site fronts on Landing Road, both of which are Howard County Designated Scenic Roads.
- J. There is no known historic site or cemetery on this site.
- K. This site is not located within any Historic District boundary.

Planning Board Criteria:

In accordance with Section 107.E.6 of the Zoning Regulations, the following criteria must be considered by the Planning Board when evaluating this preliminary equivalent sketch plan:

A. The proposed layout of lots and open space effectively protects environmental and historic resources.

The plan proposes 2 open space lots that will contain a springhead, a stream buffer, wetlands, a wetland buffer and areas of forest retention and reforestation planting. These environmental and forest resources will be preserved and protected on the two open space lots that are to be dedicated to a HOA. This plan does not propose any disturbance within the environmental areas on this site. This site contains no historic resources.

B. Buildings, parking areas, roads, stormwater management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.

The 6 proposed SFD units and the 1 existing SFD unit to remain and their required parking will be located on the 7 proposed SFD buildable lots, which contain no part of any environmental area. The proposed public water, public sewer utility connections, private access place and SWMF do not disturb any environmental area. The proposed site layout, clearing and grading have been designed to not disturb any environmental areas and to preserve existing forest, where possible, adjacent to most of the site frontage along the two scenic roads.

C. Setbacks, landscape buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially scenic roads or historic districts.

A 75 foot building setback is required from the two adjacent scenic roads and a 30 foot building setback is required from the adjacent properties. Due to the site design, the building setback from Ilchester Road will be 86 feet for the proposed units on proposed Lots 1 and 2. The existing SFD unit to be retained on proposed Lot 7 will be set back 75 feet from Landing Road. The proposed SFD units on proposed Lots 2 – 6 will be a minimum distance of 30 feet from the adjacent properties. The retention of existing woods at least 35 feet in width were next to the two adjacent scenic public roads, reforestation planting and landscape planting will buffer the proposed SFD units and the SWMF from the adjacent scenic roads and adjacent properties.

A forest conservation easement (FCE) of mostly retention and an area of reforestation, woods retained and a Type B landscape planting (1 shade tree per 50 feet and one evergreen tree per 40 feet) on Open Space Lot 9 will buffer SFD buildable Lots 1, 2 and 7 from the two adjacent scenic roads. An area of woods to remain on Open Space Lot 8 will buffer the proposed SWMF from Landing Road. A FCE of mostly retention and an area of reforestation on Open Space Lot 8 will buffer the SWMF and SFD buildable Lot 6 from the adjacent properties along the east side of the site. A Type A landscape planting (1 shade tree per 60 feet) along the rear or north sides of Lots 2 – 6 will buffer them from the adjacent properties.

There is no Historic District adjacent to or near this site.

SRC Action:

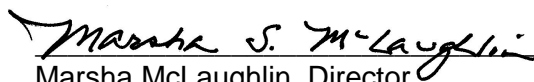
By letter dated 4/5/07, the Subdivision Review Committee determined this plan to be "approvable", subject to compliance with the following summarized comments:

- A. Minor drafting and information corrections/additions.
- B. Road design details and fire hydrant location.

This file can be viewed by the public at the Department of Planning and Zoning, George Howard Building, Ellicott City, Maryland, Monday through Friday from 8:00 a.m. to 5:00 p.m.

Recommendation:

Based upon the above findings, the Department of Planning and Zoning recommends **APPROVAL** of preliminary sketch plan, SP-06-12, Weller Property, subject to compliance with the Subdivision Review Committee comments.


Marsha McLaughlin, Director
Department of Planning and Zoning

08/23/07
Date

SITE DATA TABULATION

1. GENERAL SITE DATA

- a.) PRESENT ZONING: R-ED
b.) LOCATION; TAX MAP: 31, GRID 10, PARCEL 133
c.) APPLICABLE DPZ FILE REFERENCES: N/A
d.) PROPOSED USE OF SITE: SINGLE FAMILY DETACHED RESIDENTIAL
e.) PROPOSED WATER AND SEWER SYSTEMS: PUBLIC

2. AREA TABULATION

TOTAL

- a.) TOTAL AREA OF SITE.....4.05± AC.
b.) APPROXIMATE AREA OF 100 YEAR FLOODPLAIN.....N/A
c.) APPROX. AREA OF STEEP SLOPES (25% OR MORE).....N/A
d.) NET AREA OF SITE.....4.05± AC.
e.) AREA OF THIS PLAN SUBMISSION.....4.05± AC.
f.) AREA OF PROPOSED BUILDABLE LOTS.....1.25± AC.
g.) AREA OF PROPOSED PUBLIC ROAD RIGHT-OF-WAY.....0.74± AC.
h.) AREA OF REQUIRED OPEN SPACE (50% OF SITE AREA).....2.025± AC.
i.) AREA OF PROPOSED OPEN SPACE LOTS.....2.06± AC.
j.) AREA OF PROPOSED NON-CREDIT OPEN SPACE.....0.00 AC.

3. DENSITY TABULATION

- a.) NET AREA OF THE SITE.....4.05± AC.
b.) TOTAL NUMBER OF BUILDABLE LOTS ALLOWED (2 D.U./NET AC.).....8
c.) TOTAL NUMBER OF BUILDABLE LOTS PROPOSED.....7 BUILDABLE LOTS FOR 1 EX. HOUSE TO REMAIN AND 6 PROPOSED SFD UNITS.
d.) UNIT/LOT TABULATION

- a.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION.....7
b.) TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED.....2
c.) TOTAL NUMBER OF NON-BUILDABLE LOTS PROPOSED.....N/A

LEGEND

SOILS CLASSIFICATION	ChB2
SOILS DELINEATION	
EXISTING CONTOURS (HOWARD COUNTY DIGITAL)	440 438
LIMIT OF WETLANDS	
EXISTING STREAM	
EX. 25' WETLAND BUFFER	
75' STREAM BUFFER	
PROPOSED LOD	
EXISTING WOODS LINE	
PROPOSED WOODS LINE	
EXISTING DRAINAGE EASEMENT	
PROPOSED TREE PROTECTION	TF
PROPOSED SUPER SILT FENCE	SSF
BGE YELLOW ZONE	
BGE GREEN ZONE	
EXISTING STRUCTURE	
EXISTING WELL	W EX. WELL
PROPOSED PERCOLATION TEST	P-10
EXISTING PERCOLATION TEST	P-10
NON-WOODY BUFFER	
FCE-REFORESTATION AREA	
FCE-RETENTION AREA	
DRAINAGE EASEMENT	
UTILITY EASEMENT	
PRIVATE ACCESS AREA	
EXISTING SEPTIC	
PROPOSED SANITARY SEWER EASEMENT	
PROPOSED SWM ACCESS	
NON-CREDITED FCE AREA	

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR DATE

PRELIMINARY EQUIVALENT SKETCH PLAN

WELLER PROPERTY

1st. ELECTION DISTRICT - HOWARD COUNTY, MARYLAND



COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
200	571752.8026	1377182.8246
201	571885.9136	1377250.9588
202	571910.1333	1377581.8663
203	571950.4622	1377710.9625
204	571683.0310	1377786.0255
205	571455.7303	1377594.3209

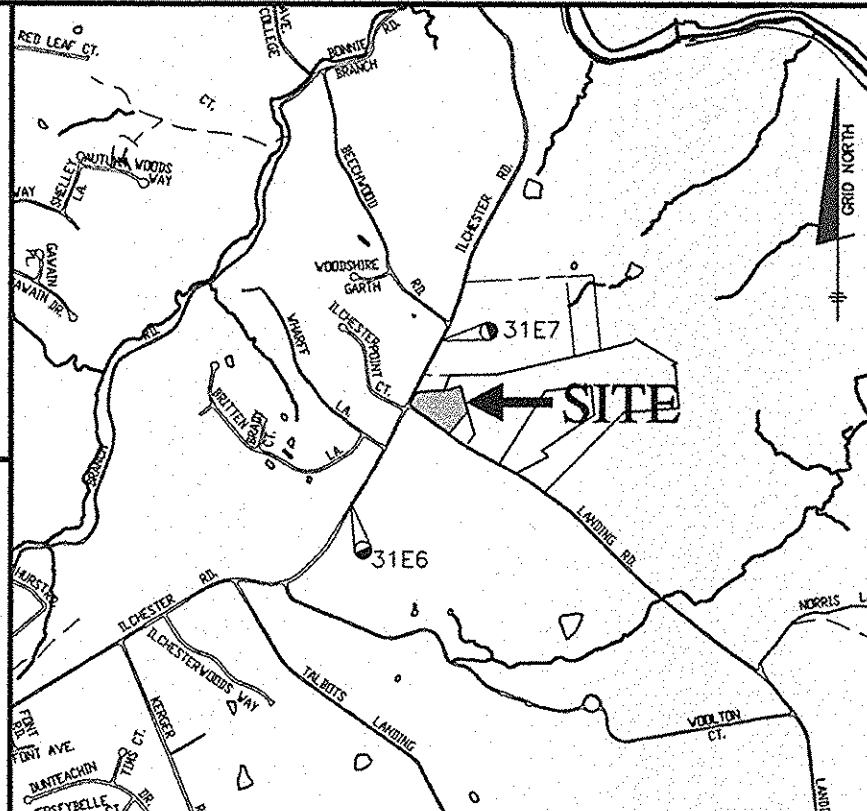
SHEET INDEX	
NO.	DESCRIPTION
1	PRELIMINARY EQUIVALENT SKETCH TITLE SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN
3	GRADING AND SEDIMENT CONTROL PLAN
4	LANDSCAPE PLAN
5	FOREST CONSERVATION PLAN
6	FOREST CONSERVATION NOTES AND DETAILS

PLAN VIEW
SCALE: 1" = 50'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	7,334 S.F.	573 S.F.	6,781 S.F.
2	8,021 S.F.	365 S.F.	7,656 S.F.
5	7,555 S.F.	170 S.F.	7,385 S.F.
6	9,014 S.F.	1,009 S.F.	8,005 S.F.
7	10,141 S.F.	1,108 S.F.	9,033 S.F.

FOREST CONSERVATION EASEMENT CHART			
FCE	AREA OF RETENTION FOREST	AREA OF REFORESTATION	TOTAL
FCE 1	0.70 ACRE	0.02 ACRE	0.72 ACRE
FCE 2	0.24 ACRE	0.04 ACRE	0.28 ACRE
TOTAL	0.94 ACRE	0.06 ACRE	1.00 ACRES

BENCH MARKS NAD'83	
HO. CO. #31E6	
3/4" REBAR 0.5' BELOW SURFACE	
5' SOUTHWEST OF ILCHESTER ROAD PAVING	
500'± WEST OF WHARF LANE.	
N 570852.3717	E 1376700.6467
HO. CO. #31E7	
3/4" REBAR 0.5' BELOW SURFACE	
9' SOUTHWEST OF ILCHESTER ROAD PAVING	
250'± WEST OF BEECHWOOD ROAD	
N 572335.3503	E 1377504.0332
HO. CO. BM#2745004	ELEV. 364.78
USED FOR VERTICAL CONTROL.	



GENERAL NOTES

- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- PROJECT BACKGROUND:
LOCATION: TAX MAP 31, GRID 10, PARCEL 133
ZONING: R-ED
TOTAL TRACT AREA: 4.05 ACRES
NUMBER OF PROPOSED LOTS: 9 TOTAL (7 BUILDABLE LOTS FOR 1 EX. HOUSE TO REMAIN AND 6 PROPOSED SFD UNITS AND 2 OPEN SPACE LOTS)
- PUBLIC WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT.
- TRACT BOUNDARY BASED ON DEED FOR PARCEL 133.
- TOPOGRAPHY FROM FIELD SURVEY PERFORMED BY BENCHMARK ENGINEERING ON OR ABOUT MAY 5TH 2005. CONTOURS SHOWN ARE AT 2 FOOT INTERVAL.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE NOS. 31E6 AND 31E7 WERE USED FOR THIS PROJECT.
- WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED 11/25/05.
- FOREST STAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED 11/25/05.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- NO DISTURBANCE SHALL OCCUR IN THE WETLANDS, 25' WETLAND BUFFER, 50' STREAM BUFFER OR FOREST CONSERVATION EASEMENTS, EXCEPT AS SHOWN ON THIS PLAN.
- MINIMUM BUILDABLE LOT SIZE SHALL BE 6,000 SQUARE FEET FOR SINGLE FAMILY DETACHED DWELLINGS.
- THIS PROJECT IS WITHIN THE HOWARD COUNTY METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT SHALL BE PROVIDED BY A BIO-RETENTION FACILITY FOR MGV, GRASSSED SWALES FOR REV AND A DETENTION FACILITY FOR CPV. ALL FACILITIES TO BE CLASS 'A' STRUCTURES. STORMWATER MANAGEMENT FACILITY SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TO THE BEST OF THE OWNER'S KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ONSITE.
- SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
- FOREST CONSERVATION OBLIGATION IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODES AND FOREST CONSERVATION MANUAL FOR THIS SITE WILL BE MET BY THE RETENTION OF 40,946 SF @ \$0.20 AND REFORESTATION OF 2,614 SF @ \$0.50 AND PAYMENT OF \$8,167.50 TO HOWARD COUNTY FOR FEE-IN LIEU OF FOREST CONSERVATION, FOR 10,890 SF OF FOREST CONSERVATION OBLIGATION.
- AN APPD TRAFFIC ANALYSIS IS NOT REQUIRED FOR THIS PROJECT. THIS PROJECT IS LOCATED MORE THEN 1-1/2 MILES FROM THE NEAREST INTERSECTION OF TWO (2) MAJOR COLLECTOR ROADWAYS.
- THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS, EFFECTIVE APRIL 13, 2004.
- THE DECISION AND ORDER FOR PB (380) WAS SIGNED ON FOR SP-06-012, WELLER PROPERTY.
- THE SEPTIC SYSTEM FOR THE EXISTING HOUSE SHALL BE ABANDONED UPON COMPLETION OF THE PUBLIC SEWER LINES WITHIN THE SITE.
- IN ACCORDANCE WITH SUBDIVISION SECTION 16.121 (b) (4) (1). THIS SUBDIVISION DOES NOT HAVE TO PROVIDE RECREATION OPEN SPACE BECAUSE IT PROPOSES LESS THAN TEN RESIDENTIAL UNITS/LOTS.

NO	DATE	REVISION

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE ▲ SUITE 418
ELLICOTT CITY, MARYLAND 21043
phone: 410-465-6105 ▲ fax: 410-465-6644
email: bei@bel-civilengineering.com

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21443, Expiration Date: 12-21-2008.

OWNER/DEVELOPER:	PROJECT:
CASCADE WALTHUR, L.L.C. P.O. BOX 417 ELLICOTT CITY, MD 21041 PHONE: 410-465-4244	WELLER PROPERTY
LOCATION:	TITLE:
TAX MAP 31, GRID 10, PARCEL 133 1st. ELECTION DISTRICT HOWARD COUNTY, MARYLAND	PRELIMINARY EQUIVALENT SKETCH TITLE SHEET
DATE: JUNE, 2006	PROJECT NO. 1817
DESIGN: WEO DRAFT: WEO CHECK: DAM	SCALE: AS SHOWN SHEET 1 OF 6



OVERALL SUMMARY TABLE DRAINAGE AREA 1			
Condition	Disch. (Q) 1-year *	Disch. (Q) 10-year	Disch. (Q) 100-year
existing	0.6	20.15	35.03
Developed w/ swm @ study point	1.38	23.24	37.43
W.S. Elevation	432.5	432.9	433.1

SUMMARY TABLE GENERAL STORAGE REQUIREMENTS FOR THE DEVELOPED DRAINAGE AREA #1			
Step	Requirement	Volume Required (Ac-ft)	Notes
1.	Water Quality Volume (WQv)	0.13 ac ft (5663 cf)	Provided in Bio-Retention facility
2.	Recharge Volume (Re _c)	0.0138 ac ft or 0.37 acres impervious	Provided within grassed swale
3.	Channel Protection Volume (Cpv)	0.159 ac ft (6936 cf)	Provided in Detention pond facility
4.	Overbank Flood Protection Volume (Op)	N/A	Not required for this area
5.	Extreme Flood Volume (Qf)	N/A	Not required for this area

LEGEND

EXISTING CONTOURS (HOWARD COUNTY GIS)

LIMIT OF WETLANDS

EXISTING INTERMITTENT STREAM

EX. 25' WETLAND BUFFER

50' STREAM BUFFER

PROPOSED LOD

EXISTING TREELINE

PROPOSED TREELINE

PROPOSED TREE PROTECTION

PROPOSED SUPER SILT FENCE

EXISTING STRUCTURE

EXISTING WELL

NON-WOODY BUFFER

FCE-REFORESTATION AREA

FCE-RETENTION AREA

DRAINAGE EASEMENT

UTILITY EASEMENT

FCE AREA

PRIVATE ACCESS AREA

EXISTING SEPTIC

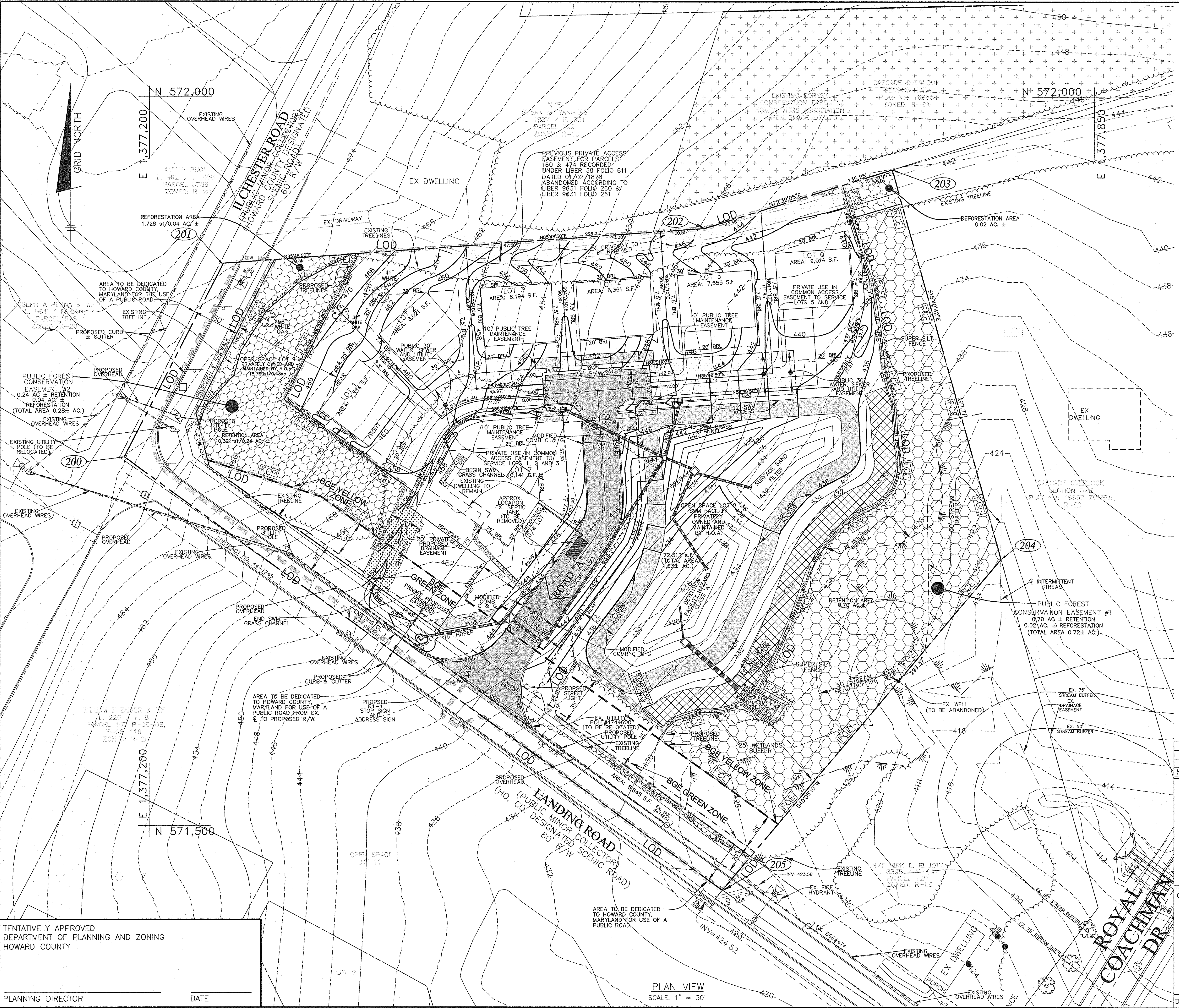
NON-CREDITED FCE AREA

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

PLAN VIEW
SCALE: 1" = 30'

NO DATE REVISION	
BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLICOTT CITY, MARYLAND 21043 phone: 410-465-6105 ▲ fax: 410-465-6644 email: be@benchmark-engineering.com	
OWNER/DEVELOPER: CASCADE WALTHUR, L.L.C. P.O. BOX 417 ELLICOTT CITY, MD 21041 PHONE: 410-465-4244	PROJECT: WELLER PROPERTY LOCATION: TAX MAP 31, GRID 10, PARCEL 133 1st. ELECTION DISTRICT HOWARD COUNTY, MARYLAND TITLE: PRELIMINARY EQUIVALENT SKETCH PLAN DATE: JUNE, 2006 FEBRUARY, 2007 PROJECT NO. 1817 SCALE: AS SHOWN SHEET 2 OF 6
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21443, Expiration Date: 12-21-2008.	



LEGEND

- EXISTING CONTOURS (HOWARD COUNTY GIS)
- LIMIT OF WETLANDS
- EXISTING INTERMITTENT STREAM
- EX. 25' WETLAND BUFFER
- 50' STREAM BUFFER
- PROPOSED LOD
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPOSED TREE PROTECTION
- PROPOSED SUPER SILT FENCE
- EXISTING STRUCTURE
- EXISTING WELL
- NON-WOODY BUFFER
- FCE-REFORESTATION AREA
- FCE-RETENTION AREA
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- FCE AREA
- PRIVATE ACCESS AREA
- EXISTING SEPTIC
- NON-CREDITED FCE AREA

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

PLAN VIEW
SCALE: 1" = 30'

NO		DATE		REVISION	
<div>BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLICOTT CITY, MARYLAND 21043 phone: 410-465-8105 fax: 410-465-6644 email: bel@bel-civilengineering.com</div>					
OWNER/DEVELOPER: CASCADE WALTHUR, L.L.C. P.O. BOX 417 ELLICOTT CITY, MD 21041 PHONE: 410-465-4244					
PROJECT: WELLER PROPERTY					
LOCATION: TAX MAP 31, GRID 10, PARCEL 133 1st. ELECTION DISTRICT HOWARD COUNTY, MARYLAND					
TITLE: PRELIMINARY EQUIVALENT SKETCH GRADING, EROSION AND SEDIMENT CONTROL PLAN					
DATE: JUNE, 2006		PROJECT NO. 1817			
DESIGN: WEO		DRAFT: WEO		CHECK: DAM	
SCALE: AS SHOWN		SHEET 3 OF 6			



Aerial photo: PB 380



NOT TO SCALE